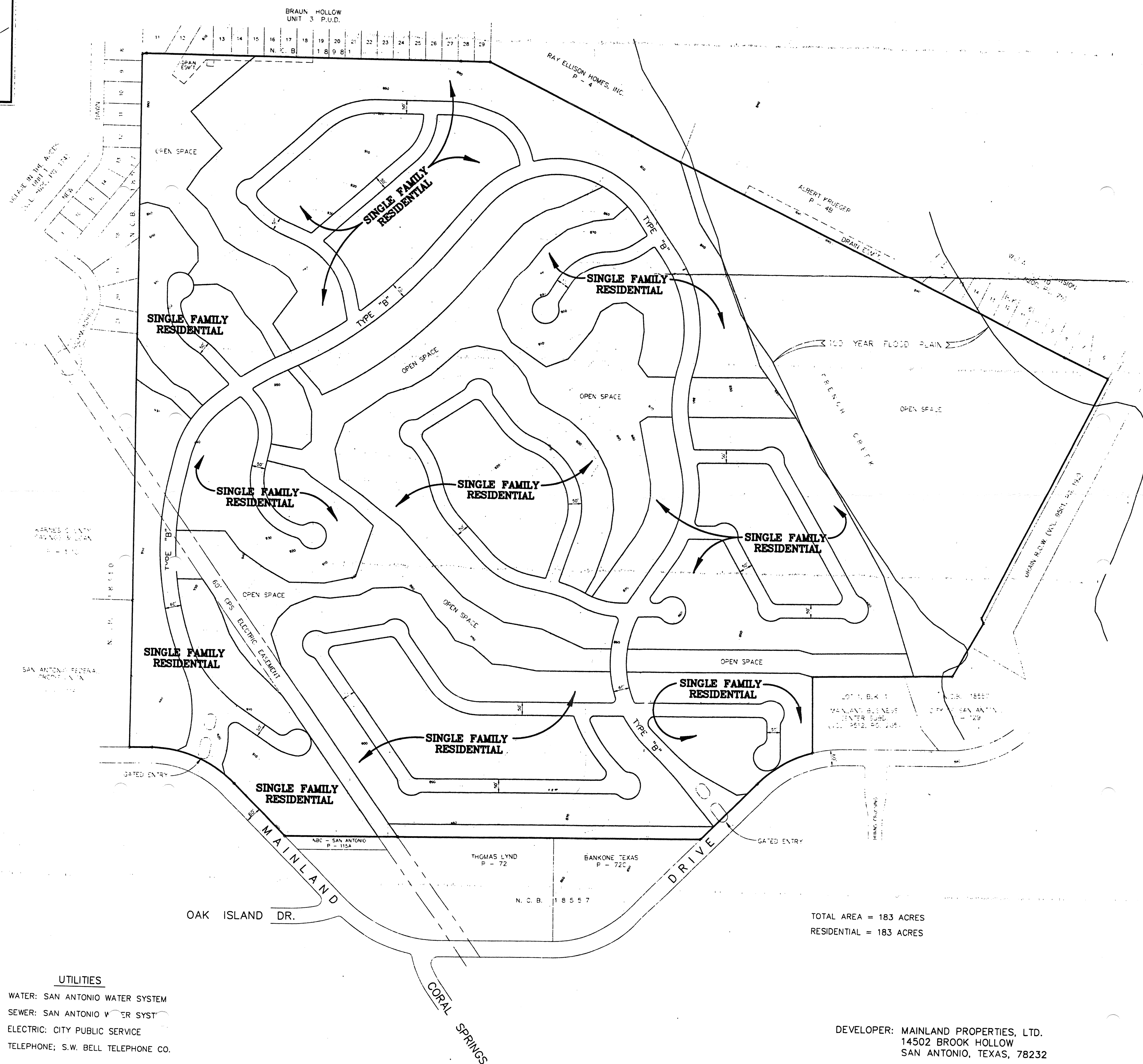


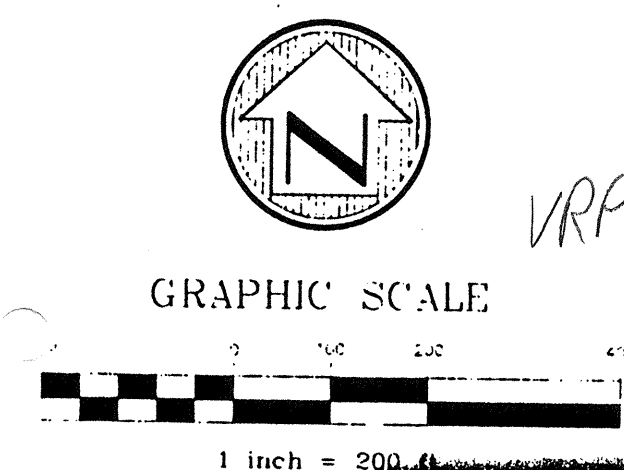
LOCATION MAP



**UTILITIES**  
WATER: SAN ANTONIO WATER SYSTEM  
SEWER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

TOTAL AREA = 183 ACRES  
RESIDENTIAL = 183 ACRES

DEVELOPER: MAINLAND PROPERTIES, LTD.  
14502 BROOK HOLLOW  
SAN ANTONIO, TEXAS, 78232



ROAD FOR  
PARKLANDS SUBDIVISION

PLAN HAS BEEN ACCEPTED BY  
COSA *D. R. R. R.*  
DATE *Jun 21, 1996* (number)  
If no plats are filed, plan will  
expire on *Dec 21, 1997*  
1st plat filed on \_\_\_\_\_

"A PLANNED UNIT DEVELOPMENT"

P.O.A.D.P. PLAN

for

THE PARKLANDS SUBDIVISION



WFC & ASSOCIATES, INC.  
Engineers & Architects  
14000 N. Loop West, Suite 100  
Houston, Texas 77040

REVISIONS:

JOB NO. 45562.02

FILE: \_\_\_\_\_

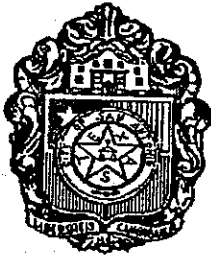
DATE: 05/29/96

DESIGN: \_\_\_\_\_

DRAWN: J.R.

CHECKED: \_\_\_\_\_

SHEET 1 OF 1



file ✓

City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # VRP #02-04-078  
Assigned by city staff

Date: 4/1/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents ( i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit ).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent: Medallion, Ltd. c/o Darryl Byrd
2. Address: 6929 Camp Bullis, San Antonio, TX
3. Zip: 78256 Telephone #: (210) 494-2555
4. Site location or address Highland Park/Mainland Drive
5. Council District 7 ETJ Over Edward's Aquifer Recharge ( ) yes (x) no

● **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: The Parklands Subdivision # 505

Date accepted: 6/21/96 Expiration Date: 12/21/97 MDP Size: 183 acres

● **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

● **Plat Application**

Plat Name: Parklands Plat # 200067 Acreage: 35.615

Date submitted: 12/13/99 Expiration Date: 6/13/01

(Note: Plat must be approved within 18 months of application submittal date).  
August 17, 2001



**MEDALLION HOMES**6929 CAMP BULLIS RD.  
SAN ANTONIO, TX 78256  
(210) 494-2555INTERNATIONAL BANK OF COMMERCE  
SAN ANTONIO BRANCH  
30-1328/1140

No. 046023

DATE  
04/02/2002CHECK AMOUNT  
\*\*\*\*\*145.00

PAY ONE HUNDRED FORTY-FIVE DOLLARS AND ZERO CENTS\*\*\*\*\*

TO THE  
ORDER  
OFCity of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283

MEDALLION HOMES



⑈046023⑈ ⑆114013284⑆ ⑈107727⑈01

**MEDALLION HOMES**6929 CAMP BULLIS RD.  
SAN ANTONIO, TX 78256  
(210) 494-2555INTERNATIONAL BANK OF COMMERCE  
SAN ANTONIO BRANCH  
30-1328/1140

No. 046049

DATE  
04/03/2002CHECK AMOUNT  
\*\*\*\*\*45.00

PAY FORTY-FIVE DOLLARS AND ZERO CENTS\*\*\*\*\*

TO THE  
ORDER  
OFCity of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283

MEDALLION HOMES



⑈046049⑈ ⑆114013284⑆ ⑈107727⑈01

↓  
\$15.00 Each

URP-02-04-078

02-04-079

02-04-080

• Approved Plat

Plat Name: Parklands Subdivision Plat # 200067 Acreage: 35.615 Approval

Date: 8/23/00 Plat recording Date: 12/18/00 Expiration Date: 12/18/03 Vol./Pg. 9549/144

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: Building Date issued: See Expiration Date: Attached

Acreage:                     

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §7.02 and §7.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

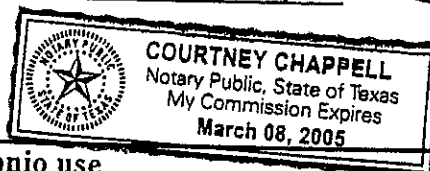
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Paul Kummer Signature: [Signature] Date:                     

Sworn to and subscribed before me by on this 2nd day of April 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: March 8, 2005

Courtney Chappell



City of San Antonio use  
POADP EXPIRED



Approved

Vested  
Dec 13, 2000  
AREA ON PLAT ONLY



Disapproved

Review By: [Signature] Date: 4-22-02  
Assistant City Attorney

August 17, 2001

02-04-078



March 29, 2002

Emil Moncevais  
Director of Planning  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

**Re: Vested Rights Permit Application**

Dear Mr. Moncevais:

Please find attached a Vested Rights Permit Application for each of the following subdivisions:

1. Parklands Unit 1
2. Moss Brook Estates North Unit 1
3. Moss Brook Estates North Unit 2

As discussed, Medallion Homes is experiencing some permitting problems associated with the maximum front yard setback restrictions established by the most recent zoning conversion. All of the above listed subdivisions were previously zoned R-1, and were converted to R-6. The R-1 district did not have maximum front yard setbacks, while the new R-6 district has a 35' maximum front yard setback.

Each of these subdivisions had approved and recorded plats prior to the zoning conversion. Medallion Homes began the development of single-family homes recognizing that there was no maximum front yard setback. Each of these subdivisions is a large lot development with lots ranging in size from one-third acre to over one-half acre. A number of the homes constructed in these neighborhoods prior to the conversion were permitted and set back further than 35' from the front property line in order to save significant stands of trees and to suit customer preferences. Currently, permits with home placement exceeding 35' are being held by the City of San Antonio.

It is our opinion that the approved POADPs, approved and recorded plats, and building permits issued in these subdivisions clearly establish vested rights. Please review the attached Vested Rights Permit Applications and let me know the City's determination as soon as possible. Thank you for your attention to this matter.

Sincerely,



J. Darryl Byrd, AICP  
Director of Corporate Development

Cc: Florencio Peña, Assistant Director, Development Services Department  
Norman Dugas, Dugas Diversified Development

	Address	Permit Number
1	10007 Terrace Park	19084B
2	10011 Terrace Park	30446B
3	10015 Terrace Park	30446B
4	10018 Terrace Park	18793B
5	10022 Terrace Park	18855B
6	10026 Terrace Park	29706B
7	10102 Estes Park	21589B
8	10103 Estes Park	21200B
9	10107 Estes Park	21612B
10	10110 Estes Park	35347B
11	10111 Estes Park	24163B
12	10122 Estes Park	35346B
13	7717 Highland Park	21229B
14	7902 Highland Park	25689B
15	7903 Highland Park	32004B
16	7906 Highland Park	30367B
17	7907 Highland Park	22066B
18	7910 Highland Park	30450B
19	7914 Highland Park	35481B
20	7918 Highland Park	35411B
21	7919 Highland Park	35534B
22	7922 Highland Park	32059B
23	7926 Highland Park	29298B



## Michael Herrera

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**From:** Keith C. Hall [kchall@lan-inc.com]  
**Sent:** Monday, January 24, 2005 5:14 PM  
**To:** Michael Herrera  
**Subject:** VIA board meeting

**Importance:** High

Martin,

We got moved to 3:30 for tomorrow (Tuesday) at VIA's board meeting... from the board meeting to an earlier workshop. I believe it is open to the public, and I hope this change doesn't conflict with your schedule. VIA made the request on Friday...

Thanks,  
Keith

